

ESTOPPEL CERTIFICATE

January ____, 2023

Re: Development Agreement dated July 9, 2007, as evidenced by Memorandum of Agreements dated August 8, 2007, of record at Instrument No. 09499630, Register's Office for Milwaukee County, Wisconsin (collectively, the "Development Agreement"), by and between Pyramax Bank, F.S.B. ("Pyramax") and the Community Development Authority of The City of West Allis ("CDA").

WMG Acquisitions, LLC, a Delaware limited liability company ("Purchaser") has entered into that certain contract dated September 19, 2022 (the "Contract"), with Pyramax with respect to the purchase of certain real property located at 8001 W. National Avenue, West Allis, Milwaukee, Wisconsin, as more particularly described on Exhibit "A" attached hereto (the "Property").

CDA hereby certifies to Purchaser, and its permitted successors and assigns, as of the date first written above, as follows:

1. The Development Agreement is unmodified, except for as provided above, and is in full effect;
2. There are currently no past due fees, fines and assessments, including interest thereon, due to any party with respect to the Property in accordance with the Development Agreement; and
3. There are no construction or maintenance obligations outstanding with respect to the Property under the Development Agreement.
4. The Property and all improvements thereon are in good standing with respect to the terms of the Development Agreement.
5. To the extent required by the Development Agreement, the CDA consents to the transfer of the Property and assignment of the Development Agreement from Pyramax to Purchaser (or its affiliates).

[Signature Page Follows]

IN WITNESS WHEREOF, CDA has executed this Estoppel Certificate as of the day and year first above written.

**Community Development Authority of
The City of West Allis**

By: _____

Name: _____

Its: _____

EXHIBIT "A"
TO ESTOPPEL CERTIFICATE

LEGAL DESCRIPTION OF PROPERTY

Parcel 1 of Certified Survey Map No. 7956 recorded August 15, 2007 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No. [9480221](#), being a redivision of Lots 1 and 2 in Block 8, in [Continuation of Conklin Park Subdivision](#) in the Southwest 1/4 of the Northeast 1/4 of Section 4, in Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin, TOGETHER WITH the vacated West 3 feet of South 80th Street adjoining said Lot 2 on the East. EXCEPTING THEREFROM that part conveyed to the City of West Allis for road purposes as described in Warranty Deed recorded January 3, 2019 as Document No. [10839285](#).

For informational purposes only:

Property Address: 8001 West National Avenue, West Allis, WI 53214

Tax Key Number: 452-0703-001